

NOTES

1. THE NOMINATED ELECTRICITY AUTHORITY SHALL CONNECT TO EACH DWELLING BY AN UNDERGROUND CONNECTION
2. ALL BOUNDARY FENCES ARE TO BE REPLACED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AT NO LESS THAN 1.8M & NO MORE THEN 2M IN HEIGHT AT THE COST OF THE OWNER
3. PEDESTRIAN SIGHTLINE SPLAY MEASURING 2.5M ALONG THE ACCESSWAY AND 2M ALONG THE FRONTAGE ROAD TO BE PROVIDED ADJACENT TO EACH CROSSOVER, PLANTING, LANDSCAPING AND ANY STRUCTURES TO BE NO HIGHER THAN 0.9M

LEGEND

BA	BALUSTRADE
BR	BICYCLE RAIL - ARC DE TRIOMPHE
CA	CANOPY
EP	ELECTRICITY PIT
FFA	FIRST FLOOR ABOVE
GA	GATE
GD	GARAGE DOOR (REMOTE OPENING)
GP	GRATED PIT
LB	LETTER BOX
LP	LIGHT POLE
NGL	NATURAL GROUND LEVEL
PB	PLANTER BOX (H)600mm
PF1	PROPOSED TIMBER FENCE (H)1800mm
PGL	PROPOSED GROUND LEVEL
RA	ROOF ABOVE
RW1	RENDERED WALL 1
RW2	RENDERED WALL 2
SC1	STEEL CLADDING
SC2	STEEL CLADDING
SE	STEEL EAVE - 300MM
SEP	SIDE ENTRY PIT
SI1	SIGN - NO LEFT TURN
SI2	SIGN - LEFT TURN ONLY
SI3	SIGN - NO ENTRY
SI4	SIGN - ONE WAY
SI5	SIGN - SHARED ZONE
SM	SEWER MANHOLE
SR1	STEEL ROOF
STS	STREET SIGN
TP	TELESTRA PIT
WCP	WASTE COLLECTION POINT

SYMBOL LEGEND

	SHED 6M3 AS SELECTED BY OWNER
	CLOTHES LINE
	2000L SLIMLINE WATER TANK
	SPLIT SYSTEM (HEATING/COOLING)
	HOT WATER SYSTEM
	GAS METER
	WATER METER
	ELECTRICAL METER
	CORNER SLAY
	BOLLARD LIGHTING
	BINS

Development Summary

Area Description	AREA m2
SITE AREA	4200m2
GARDEN AREA	1497m2 (36%)
BUILDING AREA ON GROUND	1952 m ² (47%)
DRIVEWAYS AND PATHWAYS	699 m ² (17%)

NO. OF TOWNHOUSES		26			
TYPE		2-7,10, 13-17, 20-25	8	9	
GROUND FLOOR INCLUD PORCH & GARAGE	74m2	76m2	76m2	80m2	
FIRST FLOOR	66m2	60m2	60m2	61m2	
TOTAL	140m2	136m2	136m2	141m2	
	15.07sq	14.64sq	16.64sq	15.18sq	

NO. OF TOWNHOUSES		26	
TYPE		11	12
GROUND FLOOR INCLUD PORCH & GARAGE	77m2	74m2	
FIRST FLOOR	61m2	60m2	
TOTAL	138m2	134m2	
	14.85sq	14.42sq	



GROUND FLOOR PLAN

BDN Projects

Studio 3, 64 Johnston St, Collingwood 3066
 e-mail info@bdnprojects.com.au
 Tel:03-8677 8686

REASON FOR ISSUE

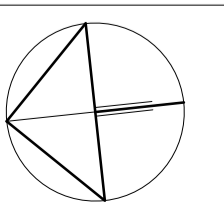
AUTHORISATION by:
 VERIFICATION OF LATEST AMENDMENT by:

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Rev.	Description	Date	By
F	VCAT	11/04/19	SY
G	ENDORSEMENT	17/01/19	SY
C	COUNCIL REQUEST	27/03/18	CO
D	COUNCIL RFI #2	16/04/18	MD
E	COUNCIL RFI #3	25/07/18	MD

PROJECT
 PROPOSED TOWN HOUSE DEVELOPMENT @ ONYX WAY
 TARNEIT FOR ORICON GROUP

Scale: 1:200 @ A1	Date: 25/07/18	Drawn: MD	Project No: NZ 0817	Cad No: NZ 0817 PG
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LEGEND

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- CA CANOPY
- EP ELECTRICITY PIT
- FFA FIRST FLOOR ABOVE
- GA GATE
- GD GARAGE DOOR (REMOTE OPENING)
- GP GRATED PIT
- LB LETTER BOX
- LP LIGHT POLE
- NGL NATURAL GROUND LEVEL
- PB PLANTER BOX (H)600mm
- PF1 PROPOSED TIMBER FENCE (H)1800mm
- PGL PROPOSED GROUND LEVEL
- RA ROOF ABOVE
- RW1 RENDERED WALL 1
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- SC1 STEEL CLADDING
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- SE STEEL EAVE - 300MM
- SEP SIDE ENTRY PIT
- SI1 SIGN - NO LEFT TURN
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- SI3 SIGN - NO ENTRY
- SI4 SIGN - ONE WAY
- SI5 SIGN - SHARED ZONE
- SM SEWER MANHOLE
- SR1 STEEL ROOF
- STS STREET SIGN
- TP TELESTRA PIT
- WCP WASTE COLLECTION POINT

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	BINS

MALACHITE DRIVE

MALACHITE DRIVE

MALACHITE LANE

LITTLE ONYX

ONYX WAY

UNDEVELOPED LAND AS OF 07.08.17

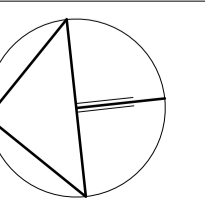
RESERVE NO. 11 27.2 m²

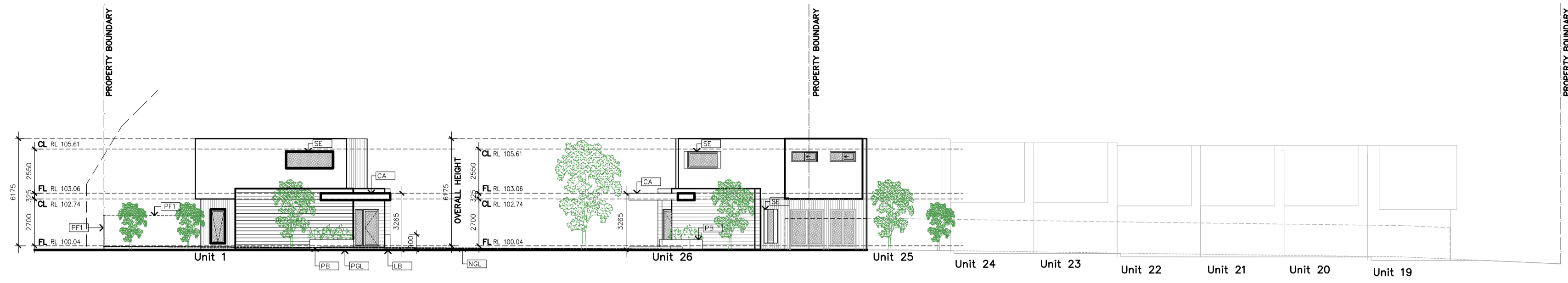
LOT D VACANT AS OF 07.08.17
PROPOSED 13 DOUBLE STOREY TOWNHOUSES

TBM: TOP OF ELECTRICITY PIT RL 100.00m

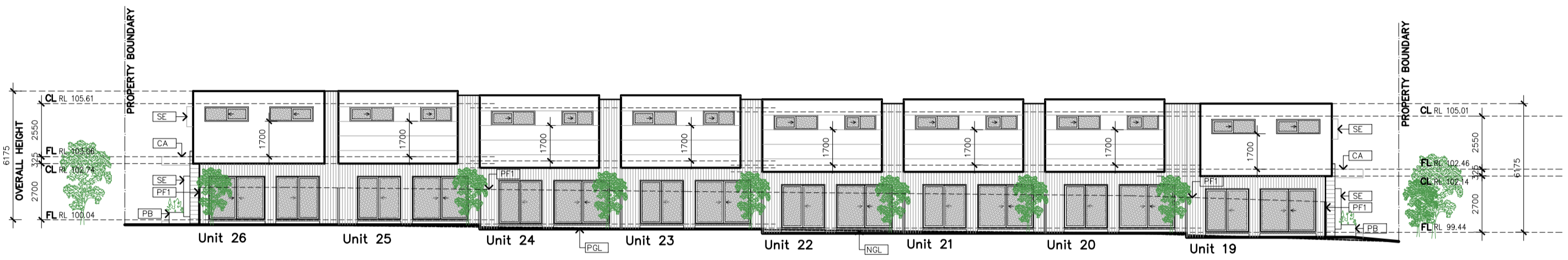
FIRST FLOOR PLAN

Rev.	Description	Date	By
F	ENDORSEMENT	171019	SY
B	COUNCIL RFI	200118	MP
C	COUNCIL REQUEST	270318	CO
D	COUNCIL RFI #2	160418	MD
E	COUNCIL RFI #3	250718	MD

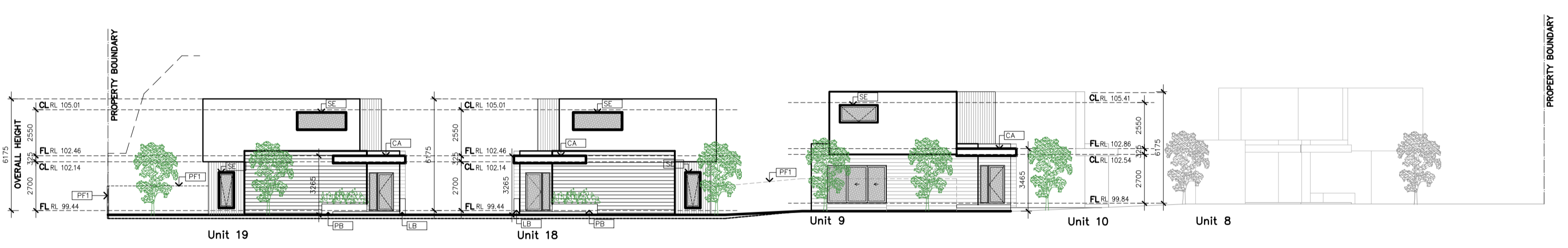




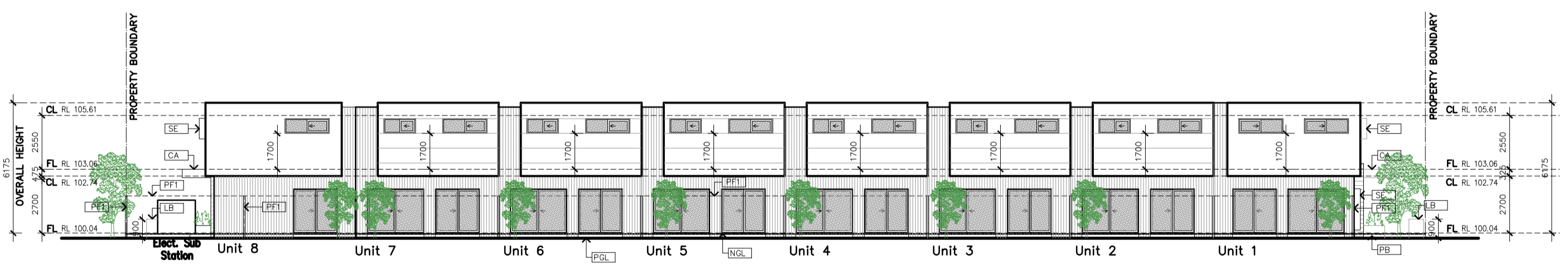
WEST ELEVATION



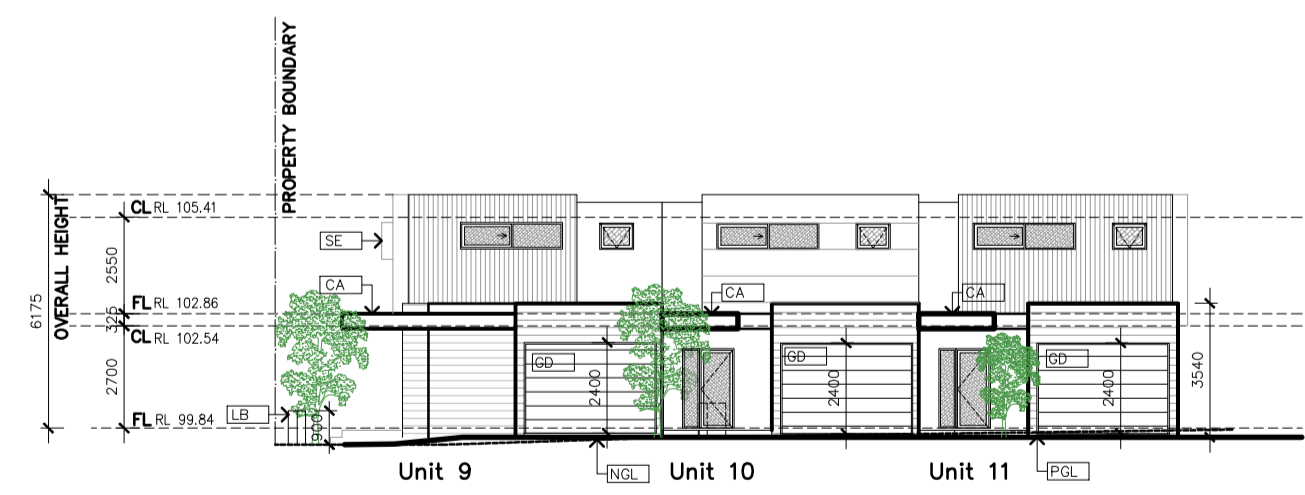
SOUTH-WEST ELEVATION



SOUTHEAST ELEVATION



NORTH ELEVATION



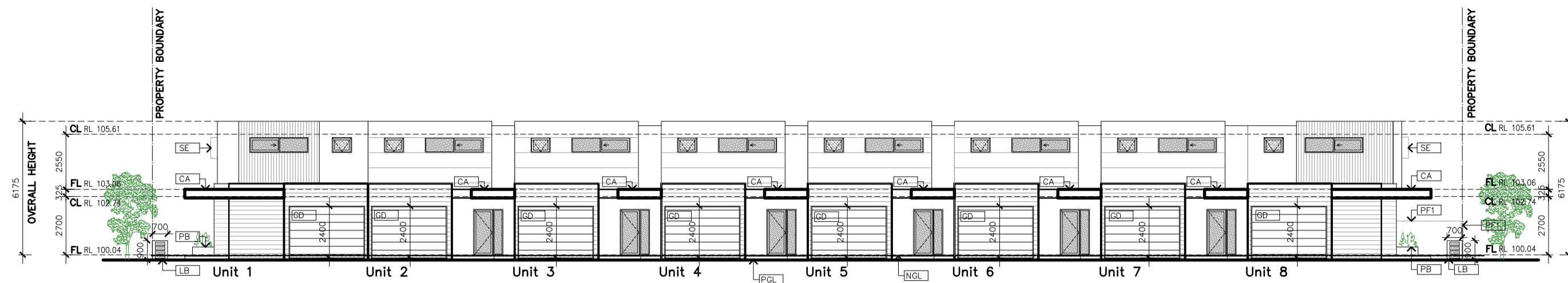
NORTHEAST ELEVATION

LEGEND

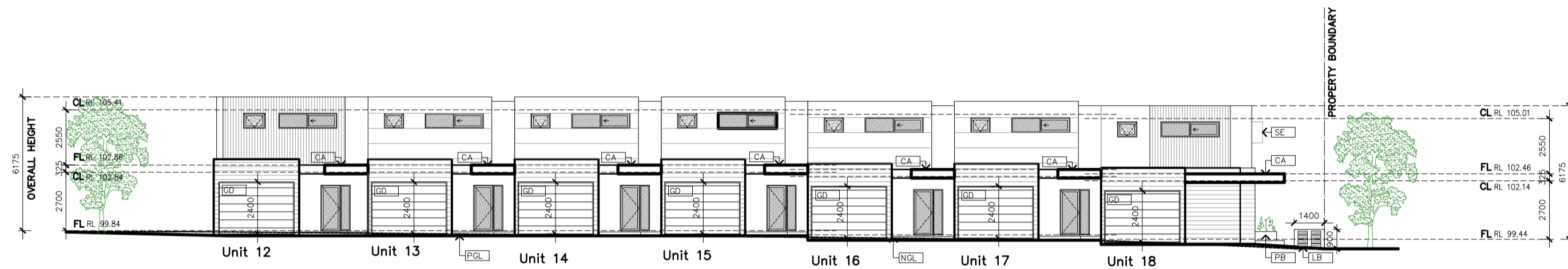
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MATERIAL LEGEND

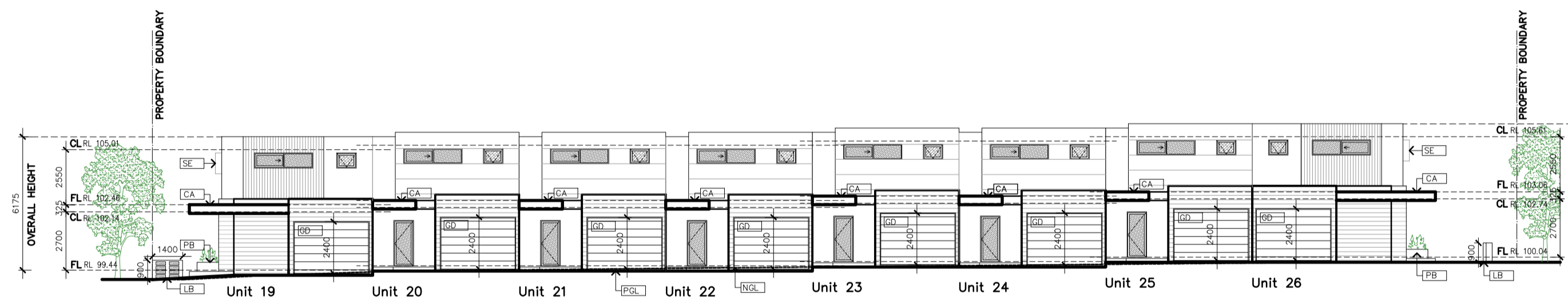
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[Pattern]	FACE BRICK
[Pattern]	VERTICAL TIMBER CLADDING
[Pattern]	FC SHEET
[Pattern]	STEEL ROOF 2



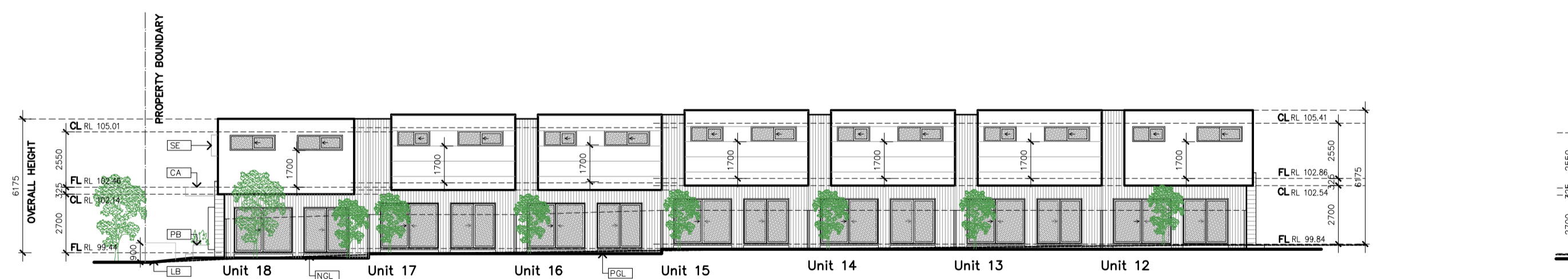
LITTLE ONYX- SOUTH ELEVATION



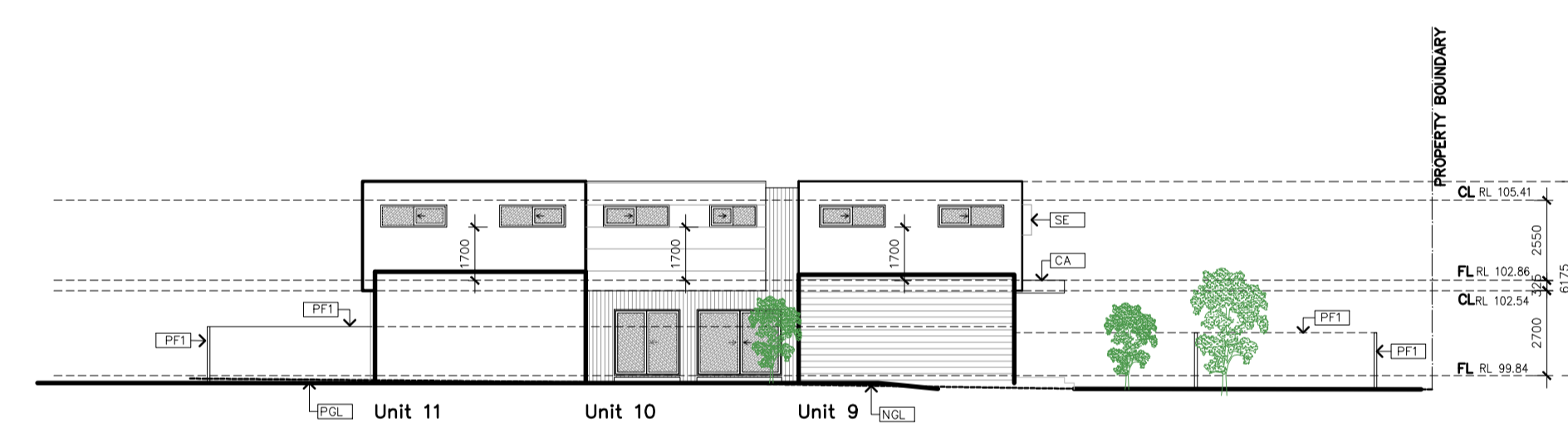
MALACHITE LANE- SOUTH-WEST ELEVATION



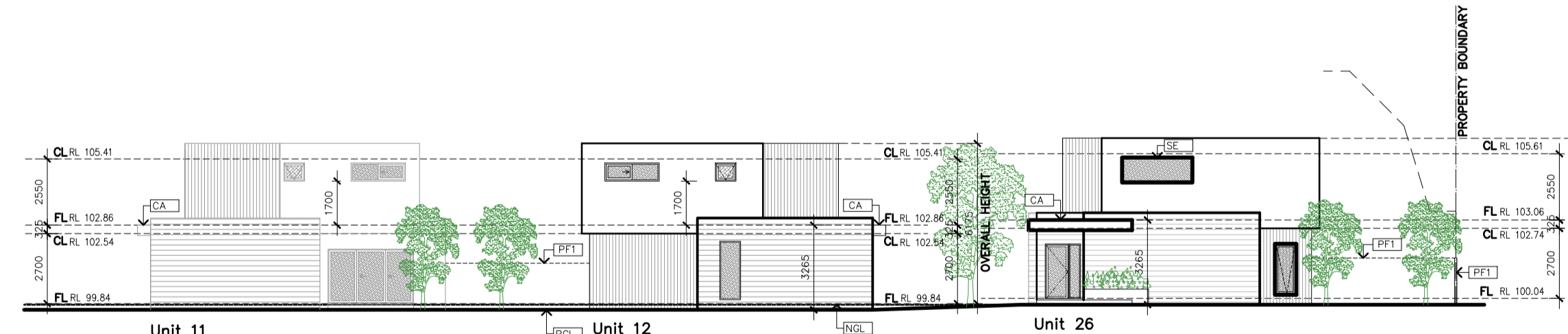
MALACHITE LANE- NORTHEAST ELEVATION



INTERNAL NORTHEAST ELEVATION



INTERNAL SOUTH-WEST ELEVATION



NORTHWEST ELEVATION

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